Development Management - Delegated Officer Report

Application Number: AWDM/0817/26 Recommendation – Approve

Site: 139 West Way, Lancing

Proposal: Alterations to existing side addition including new flat roof and single storey rear extension across full width.

Date of site visit: 20/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south side of West Way. It has been extended to the side with a shallow mono pitched extension up to the east boundary with No. 137.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. The site is in Flood zone 1 and the road is at risk of surface water flooding.

Permission is sought to replace the roof on the side extension and lift it to create a flat roof with a height of 2.8 metres, which is higher than the existing eaves. A conservatory to the rear of the existing side extension is to be removed and a new rear extension across the entire back added. It is 3.5 metres deep.

Relevant Planning History

None.

Consultations

Lancing Parish Council: supports the application.

Southern Water: No sewers mapped, sewer maybe on site. Drainage in accordance with B Regs H3, sewer connection permission required.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (August 2026)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The new roof to the side extension will not be harmful to visual amenity. A false pitch at the front runs through with the line of the existing eaves to improve its appearance from the street.

Residential amenity

No.141 has rear extension with a solid flank wall.

No. 137 is on slightly higher ground and is set off the shared boundary by approximately 1 metre. It has had tandem rear extensions and has gabled its roof and added front and rear dormers. Its first rear extension has high level side windows, the deeper one is a conservatory with two large windows facing the site. It has windows in its original side wall also and outlook to the rear.

The proposed extension and new roof to the side addition will not result in significant harm to either neighbour.

Flood Risk

The EA's Standing Advice form has been completed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows.

Is recommendation contrary to letter(s) of representation? N

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Householder SuDS
3. Householder R+R
4. SW connection
5. SW sewer maybe on site

Case Officer:	MOK	Date: 24/11
Authorised by:	Peter Barnett	Date: 24 November 2026